

012.0

0004

0002.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

2,026,100 / 2,026,100

2,026,100 / 2,026,100

2,026,100 / 2,026,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BLANKESPOOR KEVIN & LISA

Owner 2:

Owner 3:

Street 1: 49 SPY POND LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MORGAN HEIDI/ TRUSTEE -

Owner 2: HL MORGAN TRUST -

Street 1: 49 SPY POND LN

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 4721 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8456		Sq. Ft.	Site		0	85.	1.04	2			Water F	30					744,418						744,400	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description		User Acct
101		8456.000	1,281,700			744,400	2,026,100			421618
								GIS Ref		
								GIS Ref		
								Insp Date		
								05/12/21		
								!16648!		



USER DEFINED

Prior Id # 1: 9699

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

16648

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,281,700	0	8,456.	744,400	2,026,100		Year end	12/23/2021
2021	130	FV		0	8,456.	744,400	744,400		Year End Roll	12/10/2020

PRINT Date 12/30/21 Time 22:51:55

LAST REV Date 12/06/21 Time 13:59:49

mmcmakin

16648

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 3	Rating: Average												
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 2	- Clapboard			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average												
Color: GRAY				A Kits: 1	Rating: Very Good												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: A - Very Good				CONDOS INFORMATION													
Year Blt: 2020	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G22	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	1.0 %			Exterior:	No Unit RMS BRS FL								
Prim Int Wal 2	- Plaster			Functional:	%			Interior:	1 12 5								
Sec Int Wall:	%			Economic:	%			Additions:									
Partition: T	- Typical			Special: NC - New Cons't	10. %			Kitchen:									
Prim Floors: 3	- Hardwood			Override:	%			Baths:									
Sec Floors:	%			Total:	10.9 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar:				Size Adj.: 0.92350870				General:									
Electric: 3	- Typical			Const Adj.: 0.99989998				COMPARABLE SALES									
Insulation: 2	- Typical			Adj \$ / SQ: 120.044				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:				Other Features: 176654													
Heat Fuel: 2	- Gas			Grade Factor: 1.77													
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 1288474													
% Com Wal	% Sprinkled			Depreciation: 140444													
				Depreciated Total: 1148030				WtAv\$/SQ:	AvRate:	Ind.Val							
								Juris. Factor: 1.00	Before Depr: 212.48								
								Special Features: 133700	Val/Su Net: 231.40								
								Final Total: 1281700	Val/Su SzAd: 333.86								
MOBILE HOME				Make:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 012.0-0004-0002.A													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
61	Elev-Pas	D	S	1 3x3	A	AV	2020		15,000.00	T	1	101			133,700		133,700
More: N	Total Yard Items:				Total Special Features:				133,700				Total:	133,700			
IMAGE AssessPro Patriot Properties, Inc																	